

City Council
Atlanta, Georgia

01-0-0464

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-07
2/13/01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at the rear of **2620 Buford Highway, N.E.**, be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **6 & 7** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

Property forms the rear of DeKalb County parcel 2664 Buford Highway. The public street frontage associated with this property is not located in the City of Atlanta.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154, 18th DISTRICT, DeKALB COUNTY, GEORGIA AND LAND LOTS 6 AND 7, 17th DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF BUFORD HIGHWAY (STATE HIGHWAY 13) HAVING A VARIABLE RIGHT-OF-WAY AND THE LINE DIVIDING DeKALB COUNTY AND FULTON COUNTY;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 156.84 FEET TO A 1/2" REBAR SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 71°33'18" WEST FOR A DISTANCE OF 114.51 FEET TO A POINT ON THE DeKALB/FULTON COUNTY LINE;

THENCE ALONG SAID COUNTY LINE NORTH 00°00'36" EAST FOR A DISTANCE OF 40.75 FEET TO A POINT;

THENCE LEAVING SAID COUNTY LINE SOUTH 89°41'09" WEST FOR A DISTANCE OF 134.38 FEET TO A POINT IN THE CENTER OF NORTH FORK PEACHTREE CREEK;

THENCE FOLLOWING THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES NORTH 07°36'22" WEST FOR A DISTANCE OF 41.49 FEET TO A POINT;-

THENCE NORTH 23°35'33" WEST FOR A DISTANCE OF 126.47 FEET TO A POINT; -

THENCE NORTH 35°11'26" WEST FOR A DISTANCE OF 35.28 FEET TO A POINT; -

THENCE NORTH 44°39'28" WEST FOR A DISTANCE OF 193.24 FEET TO A POINT; -

THENCE NORTH 27°54'22" WEST FOR A DISTANCE OF 55.51 FEET TO A POINT; -

THENCE NORTH 10°41'19" WEST FOR A DISTANCE OF 48.29 FEET TO A POINT -

THENCE NORTH 19°22'32" EAST FOR A DISTANCE OF 35.27 FEET TO A POINT;

THENCE NORTH 44°47'26" EAST FOR A DISTANCE OF 40.02 FEET TO A POINT;

THENCE NORTH 54°04'36" EAST FOR A DISTANCE OF 39.93 FEET TO A POINT;

THENCE NORTH 69°26'43" EAST FOR A DISTANCE OF 59.59 FEET TO A POINT;

THENCE SOUTH 89°43'43" EAST FOR A DISTANCE OF 75.38 FEET TO A POINT;

THENCE SOUTH 80°22'01" EAST FOR A DISTANCE OF 181.61 FEET TO A POINT ON THE FULTON/DeKALB COUNTY LINE;

THENCE LEAVING SAID CENTERLINE OF CREEK SOUTH 00°27'37" WEST FOR A DISTANCE OF 125.96 FEET TO A 1" OPEN TOP PIPE;

THENCE LEAVING SAID COUNTY LINE NORTH 88°53'01" EAST FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE SOUTH 43°08'43" EAST FOR A DISTANCE OF 357.47 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF BUFORD HIGHWAY (STATE HIGHWAY 13);

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°24'03" WEST FOR A DISTANCE OF 149.32 FEET TO A PK NAIL IN ASPHALT;

THENCE SOUTH 43°33'42" WEST FOR A DISTANCE OF 106.05 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING;

SAID TRACT CONTAINS 214,487 SQUARE FEET OR 4.924 ACRES.

